

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

43 Stead Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,800,000 Property Type House Suburb South Melbourne

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	30 Glover St SOUTH MELBOURNE 3205	\$2,100,000	28/02/2026
2	31 Glover St SOUTH MELBOURNE 3205	\$2,142,000	03/12/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/05/2026 09:28



Property Type: House (Previously Occupied - Detached)
Land Size: 152 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 March quarter 2026: \$1,800,000

Comparable Properties



30 Glover St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 136 sqm approx



31 Glover St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$2,142,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 119 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.